



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: August 22, 2006

Department: Zoning, Building, Planning & Env. Health Department
Staff Contact: Adella Gallegos, Assoc. Program Planner

TITLE: CONSENT: Special Use Permit for Specific Use for Auto Repair (emission testing) on Tract E, located at 3901 Coors Road, SW (CSU-60010)

COUNTY PLANNING COMMISSION RECOMMENDATION:

APPROVAL

SUMMARY:

At the June 7, 2006 public hearing, the County Planning Commission voted 6-1 (Commissioner Pacias voted "No") to recommend approval of a Special Use Permit for Specific Use for Auto Repair (emission testing) on Tract E, located at 3901 Coors Road SW, containing approximately .16 acres. The decision was based on the following seven (7) Findings and subject to the following twelve (12) Conditions:

Findings:

1. This is a request for a Special Use Permit for a Specific Use for Auto Repair (emission testing) on Tract E, currently zoned A-1, located at 3901 Coors Road SW, containing approximately .16 acres.
2. The property is located in the Developing Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and Residential Area Five (5) of the Southwest Area Plan.
3. This request is consistent with Resolution 116-86 in that changed community conditions have occurred in the immediate area of the site away from the agricultural/residential uses, in favor of non-residential (mixed industrial/commercial) uses.
4. The request is consistent with the health, safety, and general welfare of the residents of the County.
5. The request is consistent with Resolution 116-86 in that the land use is more advantageous to the community in that the proposed request respects existing neighborhood values as articulated in Policy D of the Albuquerque/Bernalillo County Comprehensive Plan

6. The request is consistent with Policies 40 and 41 as articulated in the Southwest Area Plan in that the land use will provide a neighborhood scale service to this particular area of the South Valley.
7. This request has substantial neighborhood support.

Conditions:

1. Lighting shall be site specific. Shielded or cutoff lighting fixtures shall be provided so that no fugitive light crosses into adjacent lots. On-site lighting shall be shown on the revised site plan. Outdoor light poles shall not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
2. The applicant shall obtain buildings permits for the existing structure and for the proposed air care service facility from the Zoning, Building, Planning and Environmental Health Department.
3. A 30 foot asphalt apron onto Coors Blvd. shall be provided, and a grading and drainage plan shall be submitted to the Bernalillo County Public Works Division for review and approval. A copy of the approval shall be submitted to the Zoning, Building, Planning and Environmental Health Department.
4. All work on vehicles being serviced will be conducted inside the proposed auto emissions building.
5. The existing workshop will be used for the sole purpose of office and supply storage in connection with auto emissions operation.
6. The applicant shall comply with the Bernalillo County Zoning Ordinance for landscaping and signage for C-1 zoning, and provide three parking spaces.
7. A solid fence at least six feet high shall be erected and a six foot side landscaping buffer adjacent to the abutting residential developed property.
8. The applicant shall comply with all applicable Bernalillo County ordinances and regulations
9. The applicant shall submit to the Zoning, Building, Planning and Environmental Health Department a copy of MRGCD's resolution with respect to the encroachment issue raised.
10. The Special Use Permit shall be issued for a period of seven (7) years.
11. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval by the Zoning Administrator within two months after final approval by the Board of County Commissioners. The site plan must reflect a 30 foot driveway access.

12. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit, and shall be strictly complied with within one year.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (June 9, 2006)
2. County Planning Commission Information Packet
3. Site Plan (Commissioners Only)

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval

VERSION 4.0